101.0	0005	0029.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,300 / 750,300
					USE VALUE:	750,300 / 750,300
					ASSESSED:	750,300 / 750,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
374		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETERS DONALD J & MICHELLE L	
Owner 2:		
Owner 3:		
Street 1:	374 RIDGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	POWERS JOSEPHINE C -
Owner 2:	-
Street 1:	374 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,760 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Vinyl Exterior and 1840 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7760.000	293,300		457,000	750,300
Total Card	0.178	293,300		457,000	750,300
Total Parcel	0.178	293,300		457,000	750,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.77 | /Parcel: 407.7

Legal Description

User Acct 65404

GIS Ref

GIS Ref

Insp Date 10/04/18

Entered Lot Size

Total Land:

Land Unit Type:

!8117!

PREVIOUS ASSESSMENT

Parcel ID 101.0-0005-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	293,300	0	7,760.	457,000	750,300	750,300	Year End Roll	12/18/2019
2019	101	FV	251,300	0	7,760.	457,000	708,300	708,300	Year End Roll	1/3/2019
2018	101	FV	251,300	0	7,760.	391,700	643,000	643,000	Year End Roll	12/20/2017
2017	101	FV	251,300	0	7,760.	365,600	616,900	616,900	Year End Roll	1/3/2017
2016	101	FV	251,300	0	7,760.	313,300	564,600	564,600	Year End	1/4/2016
2015	101	FV	228,600	0	7,760.	280,700	509,300	509,300	Year End Roll	12/11/2014
2014	101	FV	228,600	0	7,760.	259,800	488,400	488,400	Year End Roll	12/16/2013
2013	101	FV	228,600	0	7,760.	247,700	476,300	476,300		12/13/2012

PRINT

Date	Time
12/10/20	22:42:10

LAST REV

Date	Time
02/05/19	12:34:10

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8117

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POWERS JOSEPHIN	1405-7		9/2/2011		486,000	No	No		
	739-141		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	65404
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2017	1488	Re-Roof	8,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
6/27/2012	External Ins	BR	B Rossignol
12/8/2011	MLS	EMK	Ellen K
2/18/2009	Meas/Inspect	372	PATRIOT
10/25/1999	Meas/Inspect	256	PATRIOT
8/3/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7760		Sq. Ft.	Site		0	70.	0.84	4									456,962						457,000	

Total AC/HA: 0.17815 | Total SF/SM: 7760 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 456,962 | Spl Credit | Total: 457,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99793488
Adj $ / SQ:	127.985
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	360305
Depreciation:	67017
Depreciated Total:	293288

COMMENTS

PDAS. SMALL SUB BMT UNDER LLV.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

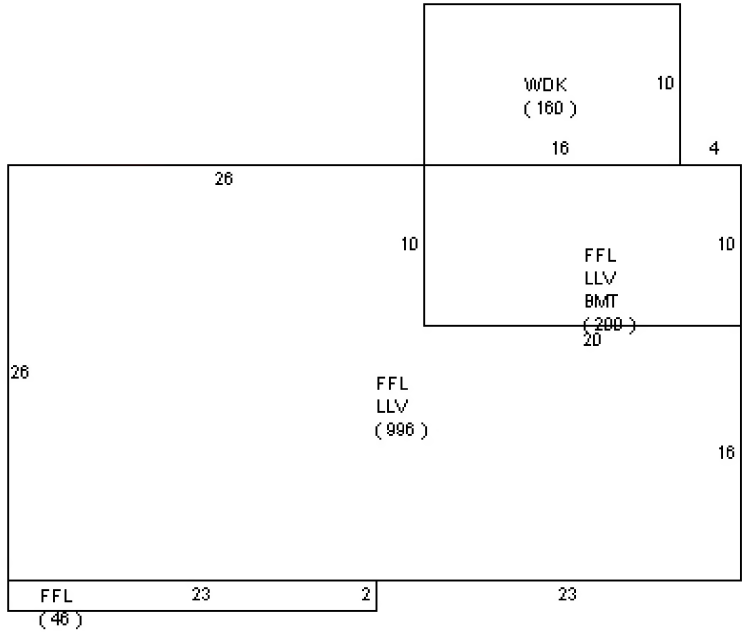
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	127.99
Special Features:	0	Val/Su Net:	104.82
Final Total:	293300	Val/Su SzAd	236.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,242	127.990	158,958
LLV	Lower Level	1,196	79.190	94,712
BMT	Basement	200	38.400	7,679
WDK	Deck	160	12.220	1,956

Net Sketched Area:	2,798	Total:	263,305
Size Ad	1242	Gross Are	2798	FinArea	1840
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	